

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING
PLANNING COMMISSION AT ITS REGULAR MEETING OF JANUARY 21, 2014

PLANNING COMMISSION
MINUTES OF DECEMBER 16, 2013
CITY COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT: Arnoys, Bueche, Goodheart, Micele, Postema, Spencer, Weller,
Woodruff

MEMBERS ABSENT: Hegyi

STAFF PRESENT: Cochran, City Planner
Lucar, Administrative Aide

Chair Spencer called the meeting to order at 6:00 PM.

Motion by Woodruff, supported by Micele, to excuse Hegyi. Motion carried unanimously.

APPROVAL OF MINUTES

The minutes of November 19, 2013 were approved as written.

APPROVAL OF AGENDA

The agenda was approved as presented.

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

There were no comments.

AGENDA ITEM NO. 1

Request for Site Plan Approval Recommendation for J.O. Galloup Distribution Center.
The property is located at 3838 Clay Avenue, SW. (Section 24) (J.O. Galloup Co.)

Cochran described the location, existing land use and current zoning around the area. J.O. Galloup proposes to construct a 104,140 sq. ft. office/warehouse facility on this 7.3 acre site. The site was used as a parking lot for a GM Plant previously located to the east. That building was removed, with the overall 95 acres now known as Site 36, a premier industrial redevelopment property. In March 2012, the City Council adopted specific regulations for this I-2 zoned property now additionally designated as Auto Plant Development. These regulations are

contained in Section 90-509 of the Zoning Ordinance. Under these provisions, the Planning Commission shall review site plans and provide a recommendation to the City Council.

Staff had the following added site plan comments:

1. Final utility, grading and storm water management plans shall be approved by the Engineering Department. Storm water calculations shall be provided. Driveway permits shall be required.
2. Final fire hydrant locations shall be approved by the Fire Department.
3. The building façade plan incorporates primarily precast concrete panels, aluminum windows with tinted glazing and an enhanced entryway treatment. The proposed façade plan meets the architectural design requirements of Section 90-509 (6) of the Auto Plant Development district and is adopted as part of this site plan approval.
4. The landscape plan provides for significant trees and other treatments in the front yard setback and parking area. The proposed plan meets the requirements of Section 90-509(7) of the Auto Plant Development district and is adopted as part of this site plan approval.
5. The pedestrian walkway railroad overpass will be removed with this development (informational).

Conformance with the City of Wyoming Sustainability Principles:

Sustainability: The advancement and promotion, with equal priority, of environmental quality, economic strength, and social equity so that a stable and vibrant community can be assured for current and future generations.

The proposed J.O. Galloup facility will begin the redevelopment of the former GM Plant site. This will contribute to the City's economic strength. Employment of approximately 100 people will occur at the facility with additional short term employment with construction. The proposed J.O. Galloup facility conforms to the City of Wyoming sustainability principals.

Planning Commission Action:

The Development Review Team suggested the Planning Commission recommend Site Plan Approval to the City Council for J.O. Galloup subject to conditions 1-4.

Motion by Weller, supported by Woodruff, to recommend Site Plan Approval to the City Council for J.O. Galloup subject to conditions 1 – 4. Discussion followed.

Bueche pointed out the legal description does not match the drawing. Dan Lewis of Prein & Newhof said the legal description is recorded with the deed for the property and is correct. They

will add the proper labeling of “recorded” for the legal description and “measured” for the drawing. Bueche noted on the drawing it appears the fire hydrant is located outside of the fence line. Mr. Lewis said this is a fire hydrant symbol that has been enlarged on the drawing for visibility. The actual fire hydrant will be inside the fence. Bueche pointed out the storm sewer is mislabeled on the drawing. Mr. Lewis replied they will correct this.

Goodheart asked if the 66” storm water pipe on Clay Avenue will run out to the northeast basin. Mr. Lewis responded affirmatively. The existing storm water system has the capacity to serve this project.

Postema asked if a variance was needed for the overhead door. Cochran said a variance is not required because it is not a loading zone.

A representative from Kendall Electric added that there will also be some manufacturing done on the site.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 2

Rivertown Park Update.

Cochran mentioned there was a public meeting held on December 10th to receive input from the Rivertown Park property owners on a proposed revision to the adopted development agreement in place for this planned development. The development agreement does not allow rental units to be built. The developer is now proposing to develop 470 apartment units. The notes from this meeting were provided to the Commissioners. The Development Review Team met and, from a staff perspective, do not want the development agreement changed. They felt it is important to maintain the commitment to the property owners in this development.

PUBLIC COMMENT

There was no public comment.

Postema asked for an update on the Metro Health POB No. 2 Expansion shared parking easement. Cochran replied he met with Metro Health’s attorney and they are developing a banked parking easement so all their parking is available to anyone in the POB No. 2 building.

ADJOURNMENT

The meeting was adjourned at 6:15 P.M.

Anthony Woodruff, Secretary
Wyoming Planning Commission

Kimberly S. Lucar, Administrative Aide
Wyoming Planning Commission